

LANDS AND RESOURCES
OF
Renfrew County,
PROVINCE OF ONTARIO.

A HAND-BOOK

FOR THE INFORMATION OF IMMIGRANT
FARMERS DESIROUS OF OBTAINING
CHEAP FARMS IN AN ALREADY
SETTLED DISTRICT.

Prepared by ALBERT SMALLFIELD, Editor of
"The Renfrew Mercury."

RENFREW, ONT.
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1881.

INTRODUCTORY.

THE attention of Farmers and others who have come to Canada with the intention of purchasing land and settling down to agricultural pursuits—without having definitely decided as to what particular part of the Dominion they will select for their future residence—is directed to the following facts concerning the County of Renfrew, in the Province of Ontario.

What has been done, can be done again, and as there are many wealthy farmers already in the County, there is no reason why others—for whom there is plenty of room—with skill and capital, should not equally well succeed in securing an independence here.

Much information as to municipal institutions, educational advantages, &c., in Canada, is already published in pamphlets on immigration issued by the Dominion and Provincial Governments, which it is consequently not necessary to repeat in this brief sketch.

RENFREW COUNTY:

ITS LANDS AND RESOURCES.

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"Lumbering" until recent years was the principal industry in the County. As the forests, bordering on the rivers, have gradually receded further northward and westward before the lumberman's axe, the townships "in the front" have been converted into farms: and the lumbermen's principal "limits" are mostly from 50 to above 100 miles back into the interior.

Thirty years ago, although there were some old and flourishing settlements along the Ottawa River and for some little distance up the Madawaska and Bonnechere Rivers, the interior of the County was still comparatively an unsettled wilderness, although squatters here and there had made clearings and settlements. The immigration from Great Britain had been chiefly attracted to the Western part of Upper Canada, where the land was more level, freer from rock, and the climate somewhat milder. Settlement, at that period, in the central and eastern parts of Upper Canada scarcely extended into the country more than twenty miles north of Lake Ontario, and a less distance westerly from the Ottawa River. In fact, the interior of the Province was generally declared and believed to be unfit for white men, and of course unsuitable for those accustomed to the habits and tastes of a civilized community. It was, in short, contended that all the good land had been taken up, and that what remained was intended by nature for Indians and hunters—and

lumbermen. Indeed, some leading lumbermen did not hesitate to assert that the soil would not raise sufficient wheat to support a resident population. Nevertheless, about thirty years ago, it began to be declared that throughout the Huron and Ontario district, as it was termed, there was much good land, fit for settlement, which had only been overlooked on account of the greater ease with which the lands in the western part of the Province could be reached. It was therefore proposed that this extensive district should be opened up by the construction of several leading lines of "Colonization Roads."

The scheme was ultimately adopted, and Government Agents were appointed to superintend the settlement of the "Free Grants" which were offered to immigrants to induce them to settle in the district.

These Agents soon put out glowing and attractive accounts of the lands which they had to dispose of, and how easily the immigrants could become independent by the money which they could make by clearing the land, and converting the trees, when felled and buried in the log heap, into potash, for which, in those days, there was a ready sale for cash. While some of the Agents have contended that they stated nothing but facts, it is beyond dispute that the majority of the early settlers who were induced to take up Free Grants, found themselves wofully disappointed,—there being the greatest possible difference between the promises and prospects held out and the reality. The roads were rough: it was toilsome and unaccustomed work to fell the trees and make the potash: there were no markets near at hand, and the cost of hauling the potash to the front, and

of taking back provisions, furniture, &c., soon exhausted the means of many of the settlers, who abandoned their "locations," and removed elsewhere, cursing those whose representations had deluded them. And there are those who to this day maintain that the Free Grants are, agriculturally considered, of little worth, after the first crops have been taken off.

That being the case, it will naturally be asked—why invite the attention of immigrants to such a district?

Briefly, circumstances have altered of late years. The Opeongo Colonization Road, which runs across Renfrew County from East to West, has been much improved, and appropriations of money have been made by the Government of Ontario for still further improving it and the branch roads connecting with it. And in the districts where at one time the settlers needed relief, the crops, in the year 1880, were splendid. Villages and general stores in the back country have increased in number: and whereas the lumbermen formerly afforded the only market for the settlers' surplus produce, the days for making potash have gone by—and the settlers have found a ready sale for their butter, while the country is secured every season by the buyers of horses, cattle and sheep. As for the allegation that the country is unfit for settlement, it is well known that the lumber-kings, who were so ready to decry the agricultural capabilities of the district, generally contrive to clear a tolerably extensive space for a farm in the neighbourhood of their principal "depots."

Many of the early settlers, before the days of the Free Grants, not only found a market for

their produce in the lumbering "shanties," but used to take their teams into the woods in the winter time, getting paid for hauling logs, and having their horses well fed at the same time at the expense of their employers. This led to their farms being neglected, and unfitted the owners for the steady work of the farm. Many farms, as well as supplies, were also obtained on credit. This embarrassed the owners, and as the lumbering districts receded, and the settlement of the North-West territories offered inducements to obtain lands on easy terms,—many of the farms were sold in order to realize the means of settling either in Minnesota, or Dakota, or in Manitoba. Many also passed into the hands of the Loan Companies.

But, from one cause or another, there are still in the County of Renfrew, many farms—cleared, fenced and with suitable buildings erected—for sale. There are also many persons who would prefer a well-wooded and well-watered country, in districts already supplied with railway, churches, schools, post offices and stores, and only a day's journey from Montreal, to prairie lands more than a thousand miles further off. Especially when these cleared farms, with all improvements, can be purchased outright for a sum probably not exceeding *two or three years' RENT* in the old country: while the purchase is free from the costly charges attending the conveyance of lands in England.

It is for the purpose of attracting the attention of immigrants of this class—men with some means, and not obliged to "rough" it in the Free Grants,—that this little pamphlet is issued.

Area and Surface Features.

The County of Renfrew is one of the largest in the Province of Ontario (formerly styled Upper Canada or Canada West). It is situated in the Ottawa Valley, being bounded on the East and North by the Ottawa (or Grand) River, by which it is separated from the Western boundary of the Province of Quebec, formerly known as Lower Canada. On the South, it is bounded by the Counties of Lanark, Frontenac, and Addington; on the West by the County of Hastings; and on the North by the Nipissing District, through which the Western Extension of the Canada Central Railway is now being built.

The area of the County of Renfrew comprises about one million (1,000,000) acres,—or nearly one-third the size of Yorkshire, the largest county in England.

Rivers and Lakes.

It is traversed from the North-west to the South-east by the Rivers Madawaska and Bonnechere, which rise in the Nipissing District and fall into the Ottawa River towards the southern limit of the County. In the Northern part, the Petewawa flows eastwardly also, but falls into the Ottawa some miles above Pembroke, the County town. There are some smaller streams, at the mouth of one of which, the Muskrat, Pembroke is situated, on the Allumette Lake, an expansion of the Ottawa River. None of these tributaries of the larger stream are navigable, except by small boats and canoes, being broken throughout their

course by frequent rapids and falls, or "chutes;" which afford excellent mill-sites, with ample water-power. These have hitherto been chiefly utilised for saw and grist mills; but at the Village of Renfrew there are several other factories already established at the falls of the Bonnechere, and efforts are being made to introduce others. The streams are chiefly used, however, for floating down the "lumber," which is cut down in the woods during the winter season.

There are numerous Lakes throughout the County, some quite small, others several miles in length, mostly abounding in fish. In the neighbourhood of Round Lake and Clear Lake, near the centre of the County, phosphate is being mined in considerable quantity; and at Calabogie Lake, in the southern part, iron, plumbago and other minerals, have lately been discovered, and the deposits are reported to be quite extensive.

The Quality of the Land.

The land, in such an extensive tract, is of course considerably diversified in quality, being in some parts heavy clay, in others loam, and in others, sandy and barren. Throughout the county the surface is generally hilly; with a good deal of rock; and these hills, towards the West, sometimes rise into mountainous ridges. One of these, known as The Pinnacle, is just North of the Village of Renfrew. Although precipitous on its western face, it is cultivated in parts to its summit. The ridge extends to the North for some miles, and at its foot lies a fertile plain,— "thé Brule," and a fine stretch of the valley of the Bonnechere. The varying value of the land,

according to soil, length of time it has been settled, the consequent value of improvements, the distance from market and railways, &c., &c, may be judged from the last valuation put on the several Townships, for the purpose of equalising the rates for County taxation, by the County Council, in the year 1880:—

Class No. 1, at \$5.70 per acre,—the Townships of Westmeath, McNab, Pembroke and Horton.

Class No 2, at \$5.35 per acre,—the Township of Ross.

Class No. 3, at \$4.60 per acre,—the Townships of Admaston, Stafford, and Bromley.

Class No. 4, at \$3.20 per acre,—the Townships of Grattan, Wilberforce, and Alice.

Class No. 5, at \$1.50 per acre,—the Townships of Algona, Bagot, Blythfield, Brougham, Hagarty, Sherwood, Richards, Jones, Burns, Brudenell and Lyndoch.

Class No. 6,—at \$1.30 per acre,—the Townships of Griffith, Matawahan, Head, Maria, Clara, Petewawa, Rolph, Buchanan, Wylie, Sebastopol, Radcliffe and Raglan.

The above valuation does not of course represent the real value of the lands. It is merely an endeavour to equalise the varying estimates of the Assessors of the respective Townships, who probably do not place the amount on their rolls at more than half of the actual value.

The following extracts from the survey of the Township of Raglan, which contains an area of 69,212 acres, including water and roads, and is situated on the Western boundary of the County, may be taken as a fair representation of the average appearance and quality of the land and the timber in the Free Grant townships:—

“The rocks belong to the Laurentian formation, and consist for the most part of gneiss. In several places there are extensive exposures of white crystalline limestone, which makes a fair quality of lime, and may yet become of some

importance to settlers. No indications of valuable minerals were met with, and no specimens were collected.

"This township is well watered by streams, which abound in many kinds of fish. There are but two lakes of any considerable extent, the largest being about a mile and a quarter in length and over half a mile in width. Beaver meadows and ponds are to be found in nearly all parts of the township.

"The land in Raglan is undulating, or rolling, and in many places is broken by swamps of cedar, spruce and tamarac, and by steep rocky ridges, short and very irregular, and not inclined to any general course. The prevailing timber on those rough portions, and also along the Madawaska river, is pine, the best of which—through lumbering operations, carried on for twenty years or upwards—has been removed, though a considerable quantity of valuable timber still remains.

"In several places, once covered by beautiful groves of valuable pine, the fire has made a clean sweep of all vegetation, or left only the dry trunks of trees.

"Throughout the township, except in the marshes and swamps, the soil partakes of a sandy character, being in many places a deep rich sandy loam, which yields, where clearings have been made, wheat, oats, corn, grass, and cereals of a very superior character both in respect of quality and quantity. In other portions it is more sandy, especially the level land along the Madawaska River, and many other places where pine is the prevailing timber, the land may be classed as second rate.

"Where the land is good the prevailing timber is beech, maple, and basswood. The land in those portions covered by hardwood is with some few exceptions favorable for agricultural purposes. In these exceptional places it becomes rough and rocky, and the timber is mostly maple, birch, beech, hemlock, pine, balsam, oak, ironwood, elm, &c. In the remaining portions of the township good land is only to be obtained in small patches, widely separated by spaces of rocky land and swamps."

Agricultural and Horticultural Capabilities.

While all the grain and root crops cultivated in Great Britain can be successfully raised in the County of Renfrew, other crops, such as Maize or

Indian corn, which rarely ripens in the Old Country, and such vegetable fruits as melons, tomatoes, &c., which are there grown under glass, ripen and yield abundantly in the open air.

The land which is not arable is well adapted to grazing and stock raising, and this branch of agriculture is yearly increasing in importance.

Plums, cherries, raspberries, gooseberries, strawberries, grapes, &c., &c., grow wild. The garden currant also grows to perfection; and grapes and small fruits are also being cultivated. To meet the demand for apple and other fruit trees, suited to the climate, an extensive nursery has, within the last few years, been established near Arnprior.

Concerning the agricultural capabilities of this County we refer to extracts on pages 14 and 15, written by a native of this section.

Dairying.

Cheese Factories are being established in the County: one at the village of Renfrew yielding a fair return to the shareholders.

Butter is extensively exported. From the Renfrew station of the Canada Central railway, 1,400 tubs were shipped in October, and 2,285 in November, 1880. One firm shipped five car-loads direct to Liverpool. Another firm shipped fifteen carloads. From the other stations large quantities were also exported.

BEE-KEEPING. — Many private individuals keep large numbers of hives; and the climate is well-adapted to make the business quite profitable if followed more extensively.

Railways.

The Canada Central Railway enters the County at Arnprior. Up till 1872, it terminated at Sand Point, six miles north of Arnprior. It was then extended to the Village of Renfrew, thirteen miles beyond Sand Point; and three or four years afterwards to Pembroke, the County Town.

The Western Extension of the Canada Central (to connect with the Canadian Pacific Railway) is now open to Deux Rivieres; will reach Mattawa in June of 1881, and is expected to be completed as far as Lake Nipissing by the end of the year.

The Kingston and Pembroke Railway—of which 60 miles are built and being operated—will enter Renfrew County at the Madawaska River, and will form a junction with the Canada Central at the Village of Renfrew.

Towns and Villages.

The principal places in the County are

PEMBROKE, in the North eastern part, on the Upper Ottawa. It contains nearly 3,000 inhabitants. There are several factories, and a number of stores doing a large business.

ARNPRIOR is at the South-east corner of the County. A fair idea of the improvement which has of late years taken place in the development of the County may be gleaned from the numerous fine stores which have been erected; chief among which are those of Mr James Hartney, sr., and the Arcade, which would do credit to any city.

RENFREW is situated on the Canada Central Railway, about half-way between Arnprior and Pembroke. It is the business centre of the best

agricultural part of the County, and is the outlet of the Opeongo Road.

EGANVILLE is the next largest village. It is distant 26 miles from Pembroke, and the same distance from Renfrew village. It is about 12 miles west of the Canada Central Railway, the nearest point being the station at

COBDEN, where a considerable portion of the agricultural produce of the district is now shipped.

The other villages are

SAND POINT, on the Ottawa River and Canada Central River, six miles from Arnprior.

BURNSTOWN, WHITE LAKE, and STEWARTVILLE, in the Township of McNab.

FORESTER'S FALLS, in Ross.

OSCEOLA, in the Township of Bromley.

DOUGLAS, about 16 miles from Renfrew on the Bonnechere River.

BEACHBURG, in Westmeath, 15 miles from Pembroke.

BRUDENELL CORNERS, and ROCKINGHAM, in the Township of Brudenell.

COMBERMERE, in the Township of Radcliffe.

High Schools.

In addition to the Public Schools throughout the County, there are excellent High Schools for the more advanced branches of education at Arnprior, Pembroke and Renfrew; and the County Model School for training Teachers is established at the last named place.

"WHY GO WEST?"

"IS THE OTTAWA VALLEY TOO POOR FOR FARMING, OR IS IT TOO POORLY FARMED?"

"To the Editor of the Renfrew Mercury."

"SIR,—The inclination of the minds of men, women and children is to dissatisfaction with their present situation—no matter under what circumstances—wealth, position, happiness—all that the mind can grasp; yet contentment does not come. The secret of happiness is contentment. This is proven by the fact that many of those persons who so recently have left this district for the far West, are stated to be already wishing either to return, or else to go still further West: the emigration from Manitoba being now as great as the immigration into that Province. The movement westward into the far great North-West shows the predominant inclination of the human mind. When will this movement cease? Inducements of all kinds are held out to the people to 'move West.' The Dominion Government; interested parties—Land Companies—the Railway Companies all advertise, yes advertise the great benefits to be derived by settlement in the Great Lone Land, or in the Western States of the 'Union.' The statements thus made appear to satisfy the discontented ones in the eastern Provinces—and especially in this part of Ontario—and away they move accordingly.

"Now, Sir, I maintain that the Ottawa country offers equal inducements with the much belauded West, to those actually intending to make their living by farming; and that all that is necessary to bring a large immigration into this country is to point out fairly the advantages offered by a well-wooded and well-watered country, with the scenery beautifully diversified by hills and valleys, in preference to the prairies—and marshes—of the West. It cannot be denied that the majority of those who have left this section for the West, were those who found themselves either financially or domestically in positions out of which they wished to extricate themselves; and hence the determination to commence, as it is called, "the world anew." This, though to those who have gone, may be a sufficient reason for the step they have taken, is no just cause to come to the conclusion that Eastern Ontario is a place where the ordinarily prudent man—no matter of what trade or calling—cannot live as well as in any other place on the face of the globe.

"And now a word to our discontented farmers—kindly meant, though possibly it may not be received in the same spirit.

"Our farming population, all through this County, is largely made up of persons who have, in a greater or less degree, worked in the winter time, at making or driving timber and logs : which in the earlier days of settlement was a fairly remunerative employment. But this has caused them, under a different state of affairs, to neglect the care of their stock and the cultivation of their farms, for the more immediate gain derived from working in the shanties. Another mistake, of an injurious tendency so far as ultimate prosperity is concerned, is the fact that many farmers occupy land which they attempt to cultivate with entirely unsuitable crops : and dissatisfaction both with their land and their occupation is the natural result. We have as good wheat land in some sections of this county as any to be found in the Dominion ; while other localities are only fit for grazing. But what do we and ? A farmer on say 200 acres of land, cropping year after year a large part of his farm with all the varieties of grain usually grown,—because his neighbours do the same thing,—whereas perhaps none of his land is especially suited for the crops put in. Again, many of the farms are too small, or the owners have too little capital for them to be profitably worked ; or machinery is procured at great cost, which cannot be constantly employed so as to return a fair interest for the outlay. Now, if capitalists were to secure large enough tracts of land for the profitable use of the improved machinery now in fashion, cultivating each portion with the crop best suited to it, and employing the men who now make only a poor living out of their poor farms, both parties would be mutually benefited, and much land now lying waste might be utilized. Another mistake made by many of our farmers is in allowing the low land to remain uncleared, while they devote all their time to cultivating the high lands. Properly drained, the swampy lands are the best.

"The introduction of new and improved stock, and their proper care during the winter, are matters requiring more attention than they receive, if the pursuit of agriculture is to yield profitable returns.

"This is no fancy picture. We have many good farmers who by skill and attention to such points, and by sticking to their legitimate business of farming, are in independent

circumstances, and content with their situation in life and surroundings. Many of them have at different times visited the West, being induced to do so by the representations of others, or by the reports printed and circulated by interested parties. What is the consequence? They return home satisfied that this is just as good a country, with an equally good climate, and a settled state of society: and they are not disposed to break up all their present associations, and fly to the West—perhaps to be blown away in a whirlwind,—not knowing where to locate to the most advantage—or to pitch down hap-hazard on the prairies, where as far as the eye can reach, nothing can be seen but the vast broad, level plain touching the horizon."

"* * * The present is a favourable time for trying the experiment of developing the resources of the country by bringing skilled agriculturists with sufficient capital to start with, into the country. Such at least is the honest opinion of one anxious for our material

"Renfrew, July 20, 1881."

"PROGRESS."

Acreage and Average Products.

In the recently published Report of the Ontario Agricultural Commission, the cleared area is set down at 204,836½ acres. The average yield of fall wheat is 17½ bushels per acre; spring wheat, 12 bush.; barley, (hardly any grown) 19 bush.; oats, 25½ bush.; rye, 19 bush.; peas, 16½ bush.; corn (little grown) 25½ bush.; buckwheat, 24 bush.; potatoes, about 153 bush.; turnips, 322½ bush.; other root crops 233 bush.; hay, about 1 ton per acre. A large proportion of the cleared acreage is devoted to pasture, and rather less than ¼ of 1 per cent. to orchards.

About twenty-four per cent. of the uncleared lands are reported suitable for cultivation, if cleared.

Farms can be purchased at rates varying from 50 cents to \$50 per acre, according to the nature of the soil, the character of the improvements, and the facilities for reaching a market. Farms can be rented at from \$1 to \$1,50 per acre.


Climate.

Mr T. H. Monk, of Toronto, a clerk in the Meteorological Service, in the employ of the Dominion Government, when giving evidence before the Ontario Agricultural Commission, in August, 1880, said:—The climate of Ontario, generally speaking, is much influenced by the vast bodies of water by which it is partly surrounded. On the West there are considerably lower temperatures in winter, and very much higher temperatures in summer than here. The capital of the State of Iowa, for instance, has a very much lower temperature in the winter than Toronto, and higher in the summer. The contiguity of the lakes tends to make our climate partake more of an insular, than a continental character. Except in the north and north-east, the heat in summer and cold in winter are moderated by their influence.

In the region of the Ottawa, the extremes of temperature are much greater than at places in the vicinity of the lakes, and naturally, within certain limits, the farther we go from the lakes, the less their influence is felt.

In the region of the Ottawa the climate is far more continental than in any other part of the Province; that section of the country being far away from the lakes, the climate is very much the same as in some of the Western States.

In 1878 the temperature at Fitzroy Harbour was 30.07 deg. below zero, and at Pembroke 25 below zero; while the highest temperature in summer was 99.08 at Fitzroy Harbour and 97.03 at Pembroke.

 For Advertisements of Farms, &c., for Sale, see following pages.

Cheap Farms for Sale !

A NUMBER of IMPROVED FARMS for Sale, Cheap,
and upon easy terms of payment.

Apply to

JAMES BROMLEY,

RENFREW, ONTARIO.

AXE FACTORY, FOUNDRY, and WATER-POWER FOR SALE.

THE Undersigned offers for Sale his old-established Axe Factory and Foundry, equipped with Trip-Hammer and Blowers; and the Premises and Water-Power attached, at the Bonnechere Falls, in the Village of Renfrew. A good and improving business has been done for many years, and could be increased. Satisfactory reasons for selling. For terms, apply on the premises.

S. FRANCIS.

One Thousand Acres

FOR SALE in the County of Renfrew.

Apply to

JOHN SMITH, (Tanner),

RENFREW, ONTARIO.

TAYLOR & ROBB, ARNPRIOR, ONT.,

DEALERS in STOVES, TIN, SHEET IRON, and
COPPER WARE.

ROOFING AND HOT-AIR FURNACES a Specialty.

Highest Price in Cash paid for Sheep Pelts, Calf Skins and
Furs.

Small Farm for Sale !

PART of Lot No. 14 in the 1st Concession of the Township of HORTON. Containing 44 acres: about 10 acres in soft wood bush. Frame Barn, 30x40 feet. Bounded by the River Bonnechere and fenced. In the Village of Renfrew: one mile from the Post Office. For terms apply to

JOSHUA MURPHY,
RENFREW VILLAGE.

Farms for Sale !

100 ACRES—North-West Half of Lot 26, Concession 11, Township of McNab, County of Renfrew. Soil, clay loam; 40 acres cleared: small orchard: good log buildings; property near Sand Point.

200 ACRES—Lot 21, Concession 8, Township of Fitzroy, County of Carleton. Soil, clay loam: 50 acres cleared; log buildings; young orchard; two miles from Fitzroy Harbour, on the Ottawa River.

30 ACRES—Part of Lot 2, in the 13th Concession, Township of McNab, County of Renfrew. Soil, clay loam; 20 acres cleared; adjoining Arnprior.

For particulars and prices apply to

E. A. BATES,
ARNPRIOR, ONTARIO.

Or to A. M. CROSBY,
84 King St. East, TORONTO, ONT.

Improved Farms for Sale !

IMMIGRANTS and others can be suited with Improved Farms at Low Prices and on very easy terms. For further information apply to

ADAM KENNEDY,
PEMBROKE, ONTARIO.

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SEVERAL IMPROVED FARMS for Sale in the Townships of Grattan, Wilberforce and Bromley,—cheap, and upon easy terms of payment. Apply to

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About 4,000 Acres of Land
In the County of Renfrew.

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In the Townships of McNAB, ADMASTON, BROMLEY,
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A. Small

ERRATUM.—In advertisement of "Farms for Sale" on preceding page, for "A. M. Crosby," read "A. M. COSBY."

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THE BEST ADVERTISING MEDIUM
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PRICE, \$1.25 a Year, in Advance, Postage paid.

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